

Eagle Mountain 84005

ZIP code · UT · Utah > Utah County > Eagle Mountain

\$501K

MEDIAN SALE PRICE

362

SALES (12 MO)

\$505K

MEDIAN VALUE (AVM)

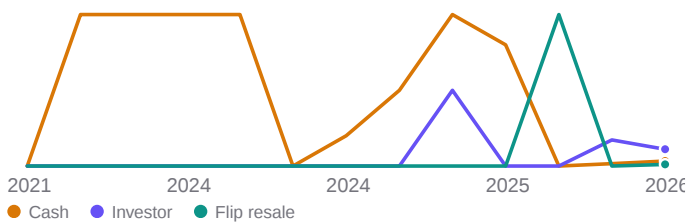
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

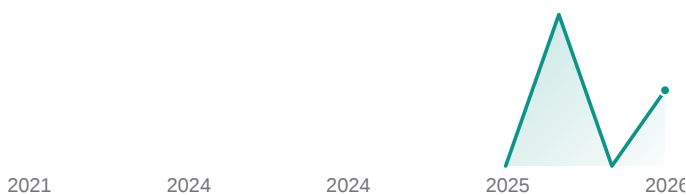
Buyer mix

Cash 3.3% · Investor 11% · Flip resale 1.1%



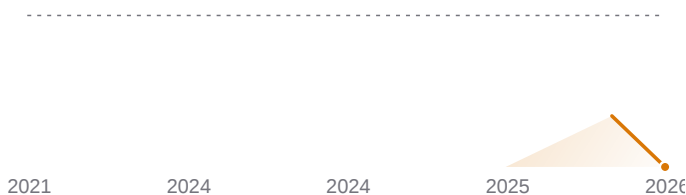
Sellers who sold at a gain

50%

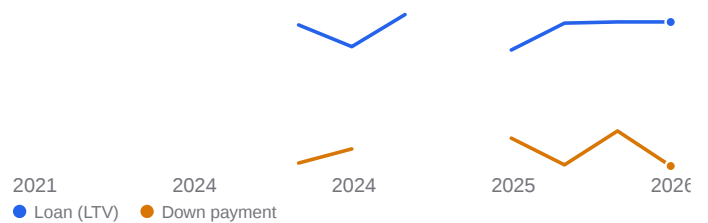


Median annualized return at resale

-5.4%

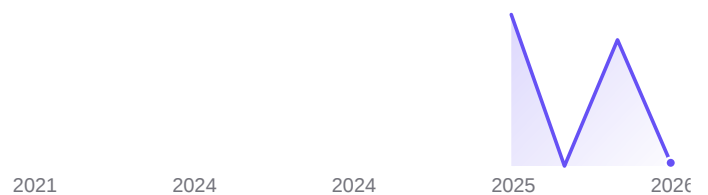


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



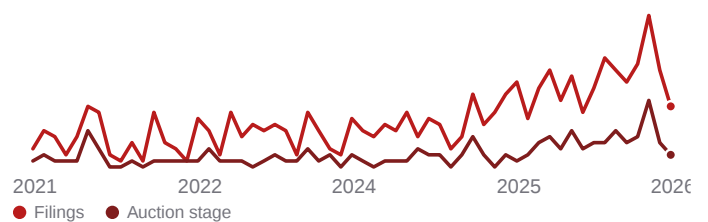
Typical hold before selling

0.8 yrs



Preforeclosure filings

Filings 10 · Auction stage 2



HOUSING STOCK

Homes	17,480
Median value (AVM)	\$505K
Median size	1,827 ft²
Median bedrooms	3
Median year built	2018
Single family	82%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	1.7%
Owner occupied	81%
Company owned	13%
Median loan-to-value	68%

Typical ownership tenure

5.0 yrs

COMMUNITY

Population	50,060
Density	609 / mi²
Median household income	\$106K
Average household income	\$122K
Crime index (US avg 100)	6
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	148
Homes occupied	98%
Bachelor's or higher	30%
Poverty rate	2.7%
Unemployment	1.5%
Average temp	50°F
Annual precip	15 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.